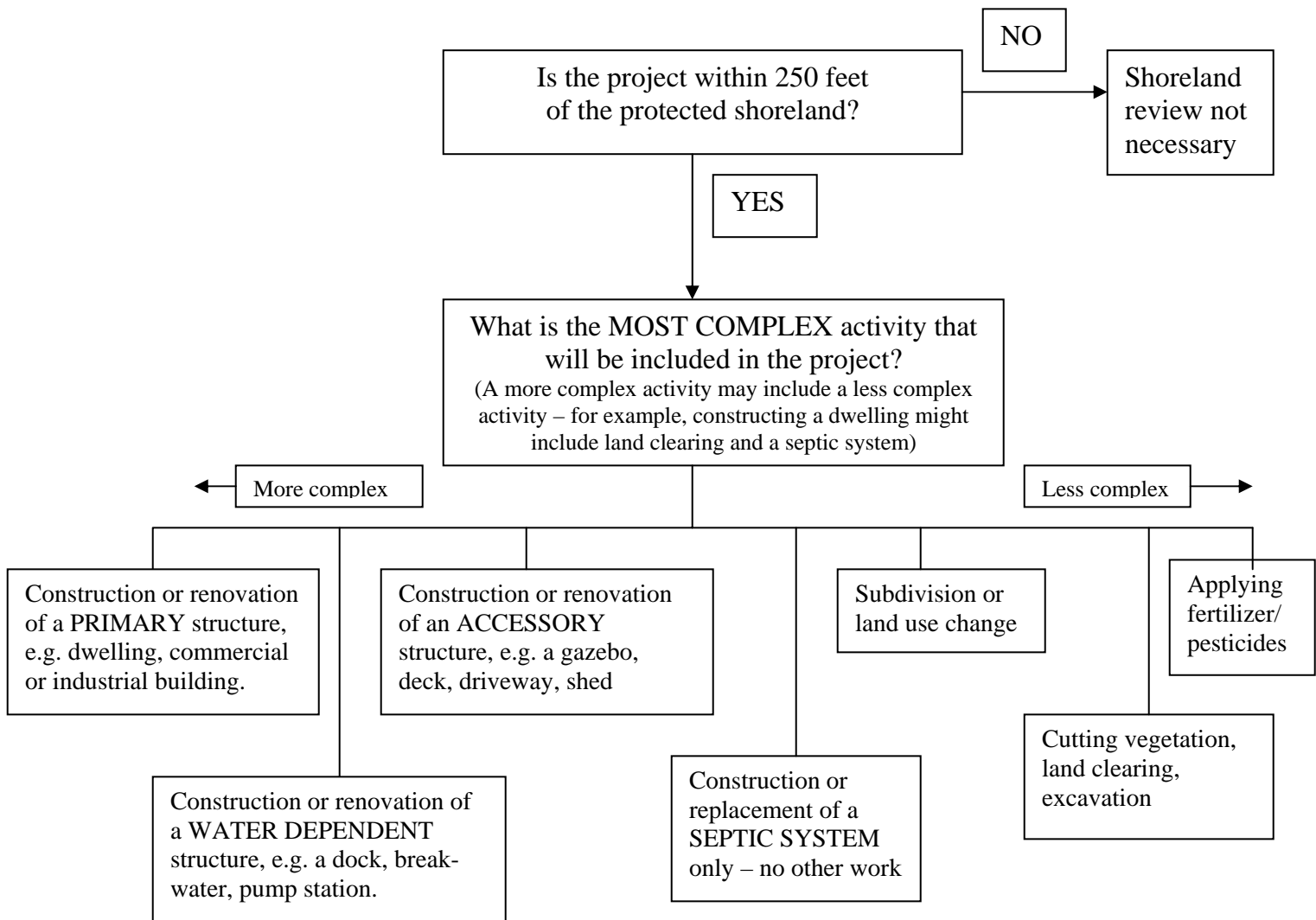
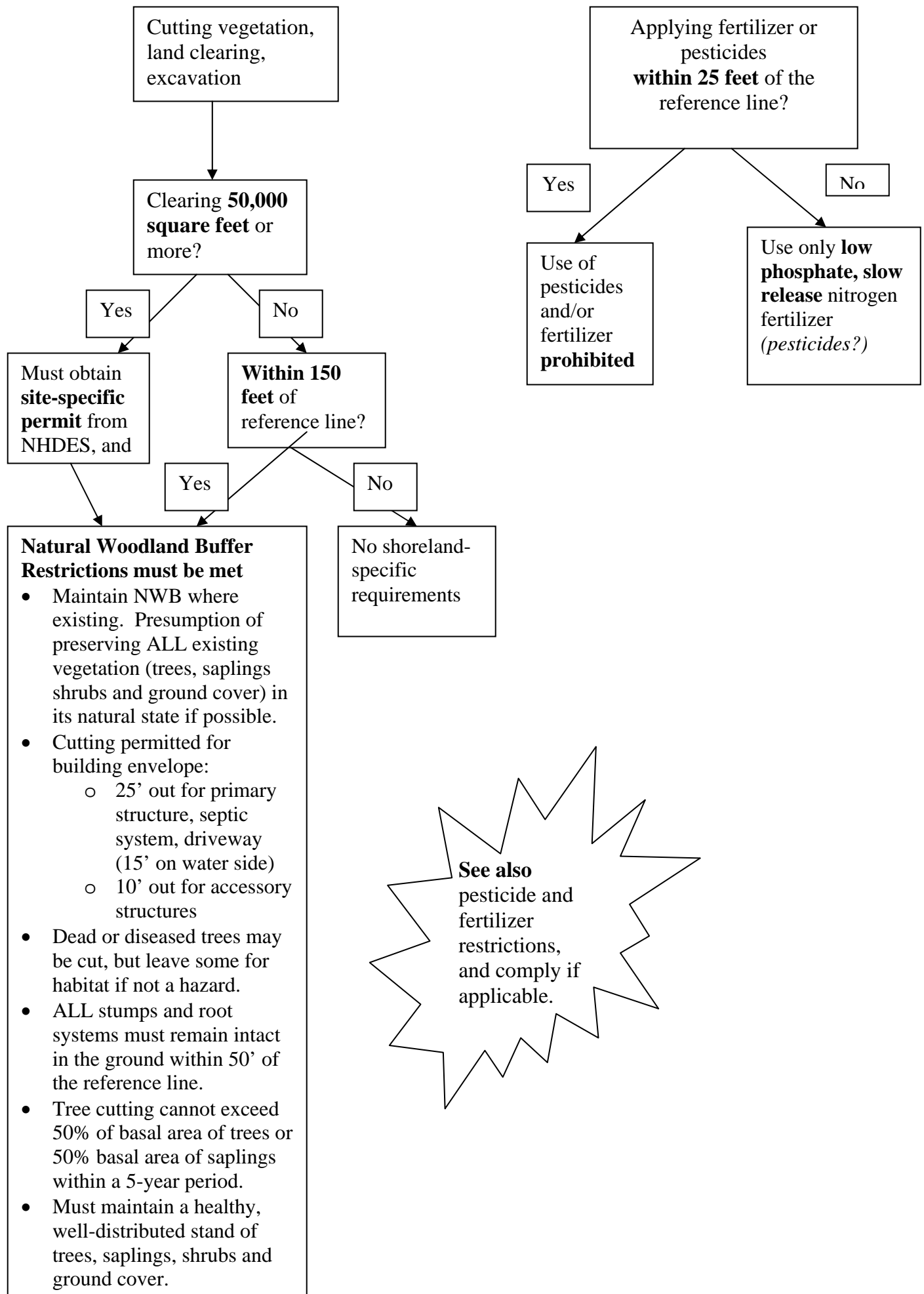


## Shoreland Protection Act Decision Tree





**Subdivision or Land Use Change**  
RSA 483-B:6, I(e)  
RSA 483-B:9, V(d) and (e)

**ALL subdivisions**  
and condo conversions  
within protected  
shoreland, regardless  
of lot size, **must be  
approved by DES.**

Is the proposed  
development residential?

NO

YES

- Lots served by municipal sewers must meet municipal lot standards
- Lots not served by municipal sewers must be at least 150 feet wide
- Additional DES minimum lot size standards may apply, based on soil type
- Conversion of existing structures to condominiums requires DES approval even if there will be no physical change to the structures.

- Lots served by municipal sewers must meet municipal lot standards
- Lots not served by municipal sewers must be at least 150 feet wide
- For condominium or cluster development not served by municipal sewers, number of units cannot exceed one per 150 feet of shoreland frontage.
- Additional DES minimum lot size standards may apply, based on soil type
- Conversion of existing structures to condominiums requires DES approval even if there will be no physical change to the structures.

**See also** restrictions on

- Land clearing, excavation and vegetation cutting
- pesticide and fertilizer use

and comply if applicable.

Construction or  
replacement of a  
**SEPTIC SYSTEM** only  
– no other work

- All new or replacement septic systems require approval from the DES subsurface systems bureau.
- For new systems, stricter setbacks (at least 75 feet) apply within the protected shoreland
- Replacement systems must meet the stricter setbacks “to the extent feasible”

As part of the subsurface application process, DES will consider any subsidiary shoreland protection issues, such as compliance with natural woodland buffer requirements.

**See also** restrictions on

- Subdivision or land use change
- Land clearing, excavation and vegetation cutting
- pesticide and fertilizer use

and comply if applicable.

Construction or renovation of a WATER DEPENDENT structure, e.g. a dock, break-water, pump station.



A wetlands permit from DES is required for any structure or work:

- In public waters
- On the bank of public waters
- In jurisdictional wetlands
- That services or supports activities that require direct access to water.



As part of the wetlands application process, DES will consider any subsidiary shoreland protection issues, such as compliance with natural woodland buffer requirements.

**See also** restrictions on

- Accessory structures
- Septic systems
- Subdivision or land use change
- Land clearing, excavation and vegetation cutting
- pesticide and fertilizer use

and comply if applicable.

